



DEVELOPMENT SERVICES CENTER
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FAQ's Regarding Repairs to Flood Damaged Structures in The City of Longmont

1. Q: If, I do not find structural damage, do I need a demolition permit to begin removing wet building materials and finishes?

A: No. Floodwaters damage materials, leave mud, silt and unknown contaminants, and promote the growth of mold. You should remove water, mud and wet building materials and finishes as soon as possible; removing building materials while they are wet distributes fewer molds.

2. Q: What if I find or suspect structural damage?

A: Contact a Licensed Professional Structural Engineer and obtain a Building Permit for repairs. If you have further questions call Building Inspection at 303-651-8332.

3. Q: What items need to be thrown out?

A: Remove and discard absorbable building materials and finishes such as: carpeting and pad, drywall, insulation, acoustic ceiling tiles, and trim. Complete "flood cuts" removing these items at least 1 foot past where they wicked water. See Mold Remediation pages on Boulder County Health Department web site.

4. Q: What building materials and finishes can be saved?

A: Structurally sound semi-absorbent materials such as: wood wall studs and sill plates and concrete floors, and all non-absorbent materials, like ceramic tile and porcelain fixtures can be saved but should be cleaned. Use a soap or detergent solution. Scrub rough surfaces with a brush and vacuum the cleaned materials with a HEPA filter shop vac. NOTE: Surfaces contaminated with feces should be cleaned with a bleach solution, 1 Cup of bleach: 1 Gallon of water. See Mold Remediation pages on Boulder County Health Department web site.

5. Q: What do I need Building Permits for?

A: In un-finished basements your Licensed Plumber, Mechanical Contractor will need to obtain Building Permits to replace the HVAC and Water Heating systems. If water was high enough to get electrical components wet, then your Licensed General Contractor will have to obtain a building permit which includes replacing wet electrical system components.

6. Q: What if I want to finish the basement?

A: Your Licensed General Contractor will need to obtain a Basement Finish Permit.

7. Q: What about the basement windows.

A: Repairs to basement windows will not require a building permit. Replacement of basement windows will require a permit. NOTE: Emergency escape windows are most likely REQUIRED, so in most instances you must repair a window with the same type of window.

8. Q. What fee's should I expect to pay for damages related to the flood.

A: Building permit and plan review fees for repairs to those properties within the high water line of the St. Vrain River and Left Hand Creek floods of September 2013 will be waived through November 19, 2013. City and County sales tax will be charged based on the value of the project parts and labor.